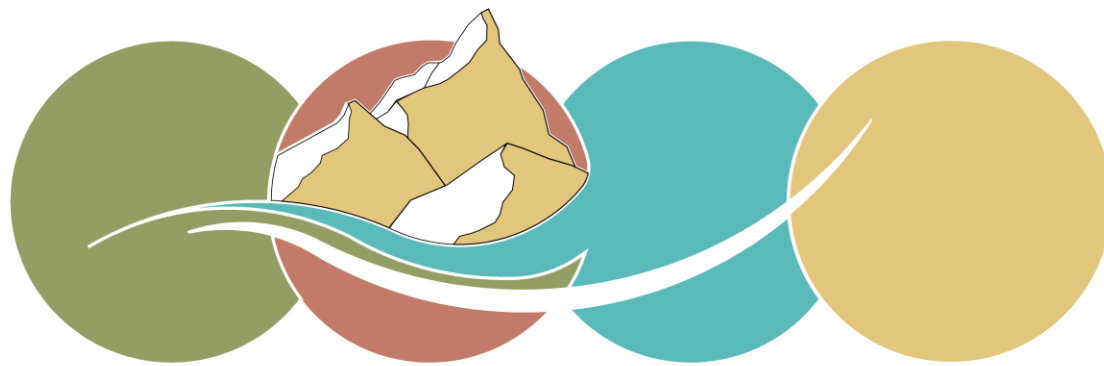




MILLCREEK

TOGETHER
CODE UPDATE

Joint Planning Commission / City Council Meeting

August 16, 2023



AGENDA

- Project Update
- District Discussions
 - RM and C Zone/CCOZ Changes
 - Sensitive Lands
 - Temporary Uses
- Next Steps



PROJECT UPDATE

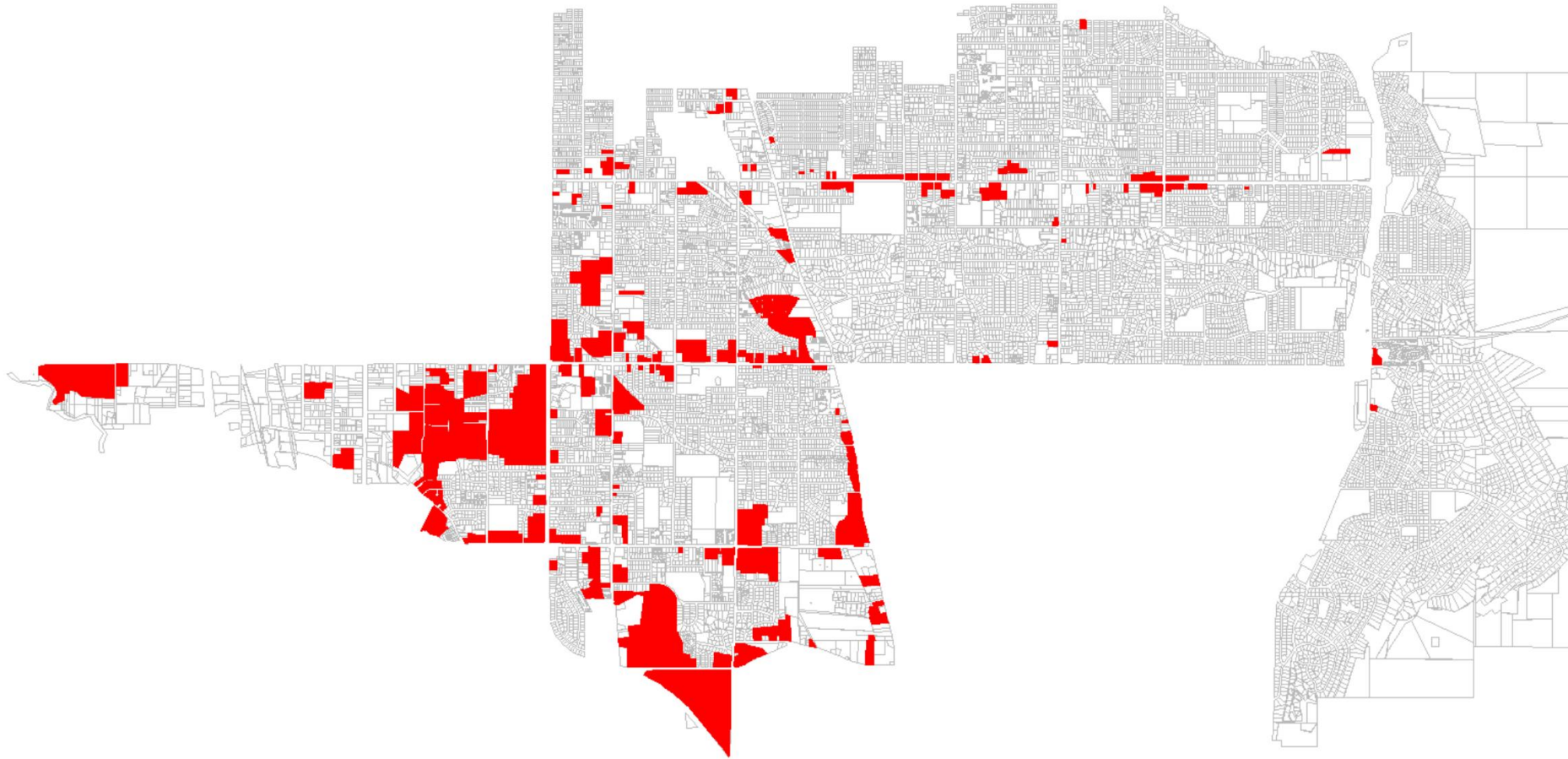
- R-1 and R 2/4 en route to City Council
- R-4 discussion of making that a “legacy” district with tri-plexes and four-plexes handled by the RMU





RESIDENTIAL MIX ZONE (RM)

RM ZONE

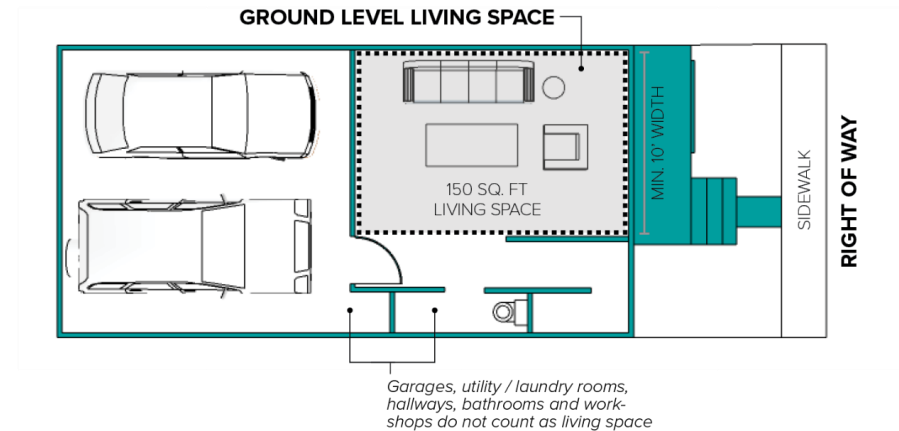


RM ZONE DISTRICT OVERVIEW

- Retains many existing standards including
 - Building materials
 - Massing requirements
 - Height limits (however allows under 30' as permitted use)
 - Lot and setback requirements
- Uses remain from previous draft
- Amenities updated and revised with additional criteria

RM ZONE DISTRICT

- Revised Site Criteria:
 - Buildings required to be parallel to street
 - Entrances along street facades (oriented to a hierarchy: Street, open space, alley)
 - Ground floor living space



RM ZONE SPATIAL LIMITS

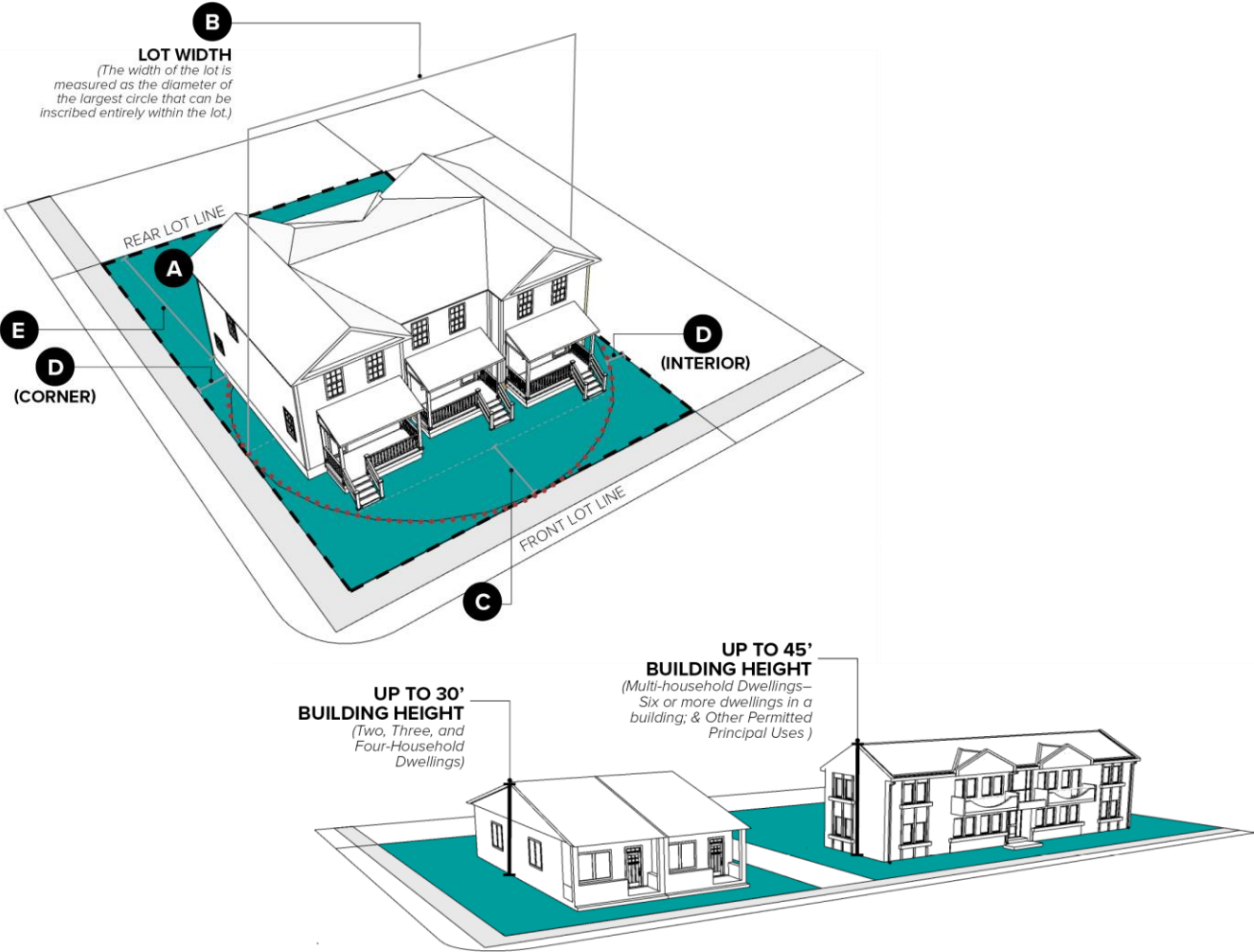


Table 19.XX.2 Spatial Regulations for the Residential Mix (RM) Zone			
	Two, Three, and Four-Household Dwellings	Multi-household Dwellings— Six or more dwellings in a building	Other Permitted Principal Uses
<i>Principal Buildings</i>			
Minimum Lot Area (A)	3,000 sf per dwelling	2,000 sf per dwelling, except affordable units and individually owned may reduce these minimums to 1500 square feet	20,000 sf
Minimum Total Lot Width (B)	50 feet	50 feet	50 feet
Maximum Building Height (Excluding fire walls, parapets, skylights, towers, steeples, flagpoles, shade structures, and all other architectural features)	30' (one story)	Up to 45' (two stories) *	45' (two stories) *
Maximum Lot Coverage	40 %	50 %	50 %
Maximum Building Length	None Required	150'	150'
Minimum Front Yard Setback (C)	20'	20'	20'
Minimum Interior Side Yard Setback (D)	10 feet	10 feet	10 feet
Minimum Interior Side Yard Setback, where subject property shares a side property boundary with a property zoned R-1, R-2, R-4, or AG (D)	15 feet	25 feet	25 feet
Minimum Corner Side Yard Setback (D)	20 feet	20 feet	20 feet
Minimum Yard Depth Between Buildings – Multi-Household Development	5 feet	10 feet	10 feet
Minimum Rear Yard Setback (E)	20 feet	20 feet	20 feet

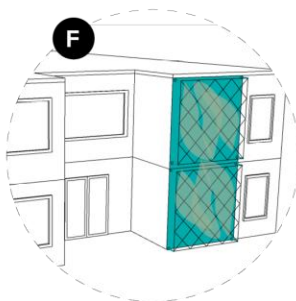
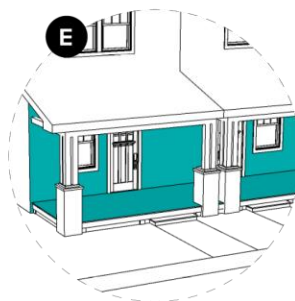
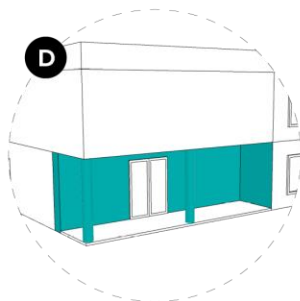
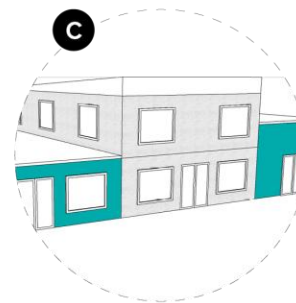
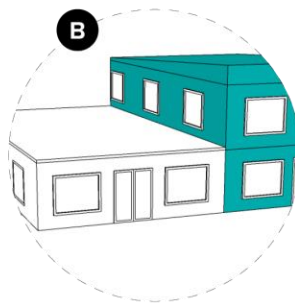
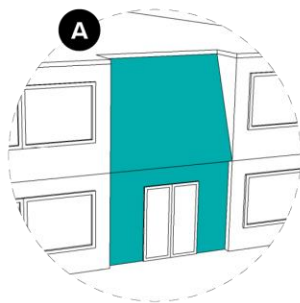
RM ZONE SPATIAL LIMITS

Table 19.XX.2 Spatial Regulations for the Residential Mix (RM) Zone

	<i>Two, Three, and Four-Household Dwellings</i>	<i>Multi-household Dwellings— Six or more dwellings in a building</i>	<i>Other Permitted Principal Uses</i>
<i>Principal Buildings</i>			
Minimum Lot Area (A)	3,000 sf per dwelling	2,000 sf per dwelling, except affordable units and individually owned may reduce these minimums to 1500 square feet	20,000 sf
Minimum Total Lot Width (B)	50 feet	50 feet	50 feet
Maximum Building Height (Excluding fire walls, parapets, skylights, towers, steeples, flagpoles, shade structures, and all other architectural features)	30' (one story)	Up to 45' (two stories) *	45' (two stories) *
Maximum Lot Coverage	40 %	50 %	50 %
Maximum Building Length	None Required	150'	150'

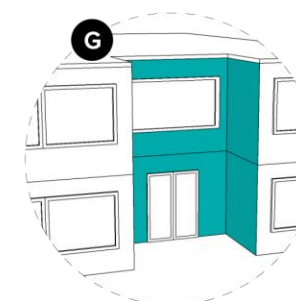
	<i>Two, Three, and Four-Household Dwellings</i>	<i>Multi-household Dwellings— Six or more dwellings in a building</i>	<i>Other Permitted Principal Uses</i>
Minimum Front Yard Setback (C)	20'	20'	20'
Minimum Interior Side Yard Setback (D)	10 feet	10 feet	10 feet
Minimum Interior Side Yard Setback, where subject property shares a side property boundary with a property zoned R-1, R-2, R-4, or AG (D)	15 feet	25 feet	25 feet
Minimum Corner Side Yard Setback (D)	20 feet	20 feet	20 feet
Minimum Yard Depth Between Buildings – Multi-Household Development	5 feet	10 feet	10 feet
Minimum Rear Yard Setback (E)	20 feet	20 feet	20 feet

RM ZONE DESIGN STANDARDS



RM ZONE BUILDINGS SHALL HAVE AT LEAST 4 OF THE FOLLOWING. SOME EXCLUSIONS.

- A. VISUAL BREAKS ALONG STREET
- B. CHANGES IN HEIGHT
- C. CHANGES IN MATERIAL, COLOR, TEXTURE, OR PATTERN
- D. INDENTATIONS OR RECESSES
- E. USABLE TERRACES
- F. VERTICAL LANDSCAPING
- G. COMBINED STEPBACK



RM ZONE AMENITIES

Amenities required per bedroom with minimum criteria

- Amenity options include:
- Sport courts
- Pools, Hot Tub, Sauna
- Picnic areas
- Dog Park
- Amenity Centers (game room, lounge, gym etc.)
- Sport Lawn/ Gathering Area
- Trails
- Playgrounds
- Other Amenities considered

TABLE 19.XX-4

Total Number of Bedrooms	Total Number of Recreational Facilities
8-50	1
51-150	2
151-225	3
226-300	4
301-400	5
401-500	6
501+	7 plus 1 additional amenity for each 100 bedrooms above 600.



COMMERCIAL ZONE AND CCOZ

Commercial Zone District Overview

Replaces existing C-1, C-2, C-3 zones with one Commercial Zone to rule them all.

Prohibitions on uses within the C-1 and C-2 zone remain as separation requirements in the new C zone.

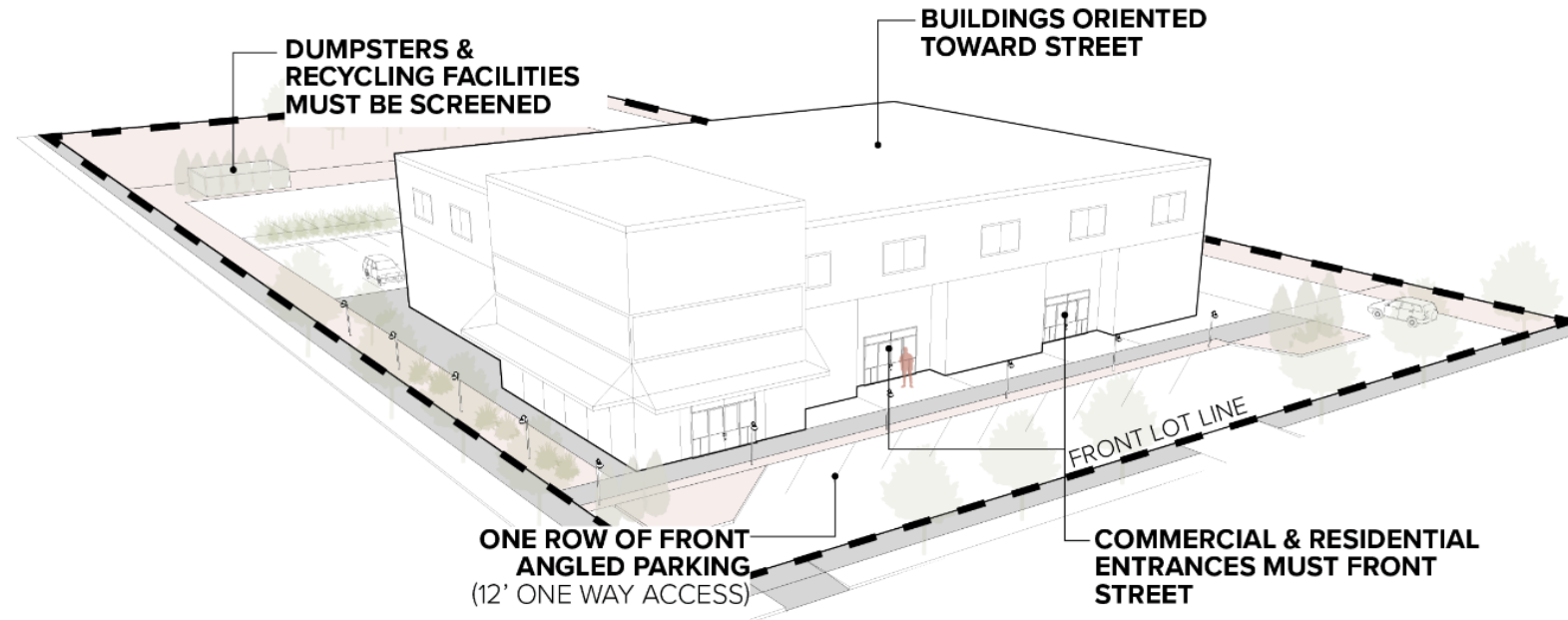
Retains or enhances existing standards.

Allows “affordable housing” as an allowed use without requiring a mixed use, if at least 300’ away from an intersection

Clarifies uses and provides better definitions.

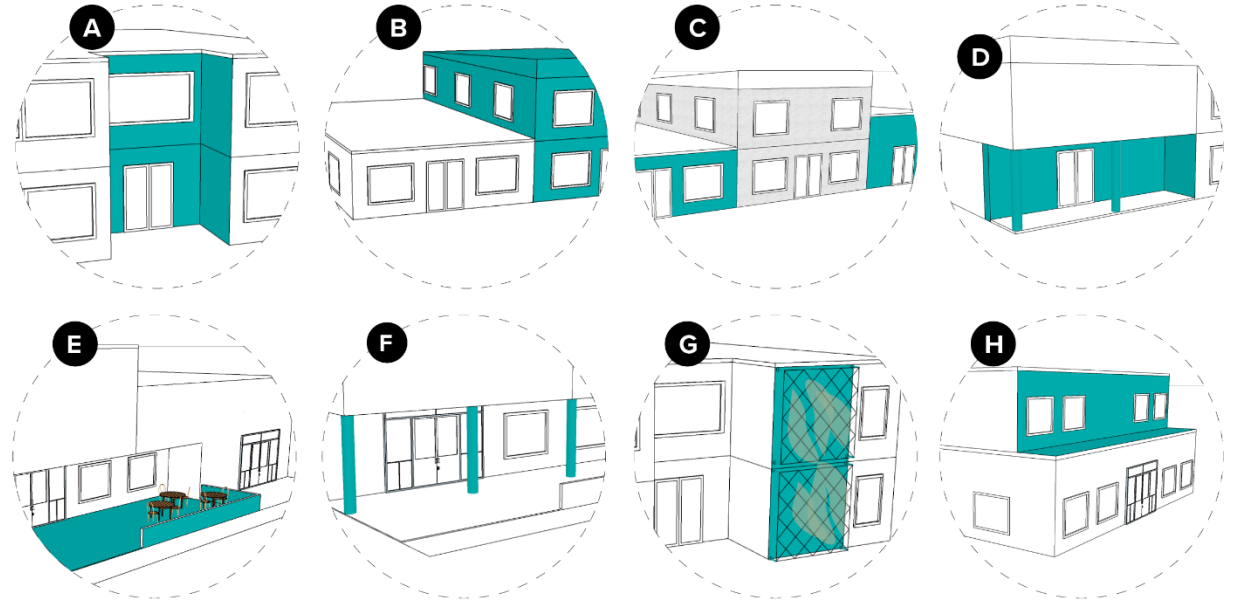
Commercial Zone District Overview

- Spatial Requirements and Design Standards



Commercial Zone District Overview

- Spatial Requirements and Design Standards



ALL BUILDINGS SHALL BE DESIGNED TO HAVE AT LEAST THREE OF THESE MASSING OR FAÇADE ARTICULATION DESIGN ELEMENTS.

- A. VISUAL BREAKS ALONG STREET
- B. CHANGES IN HEIGHT
- C. CHANGES IN MATERIAL, COLOR, TEXTURE, OR PATTERN
- D. INDENTATIONS OR RECESSES
- E. USABLE TERRACES
- F. COLUMNS OR PILASTERS
- G. VERTICAL LANDSCAPING
- H. STEPBACKS WHERE NOT OTHERWISE REQUIRED

City Center Overlay Zone Updates

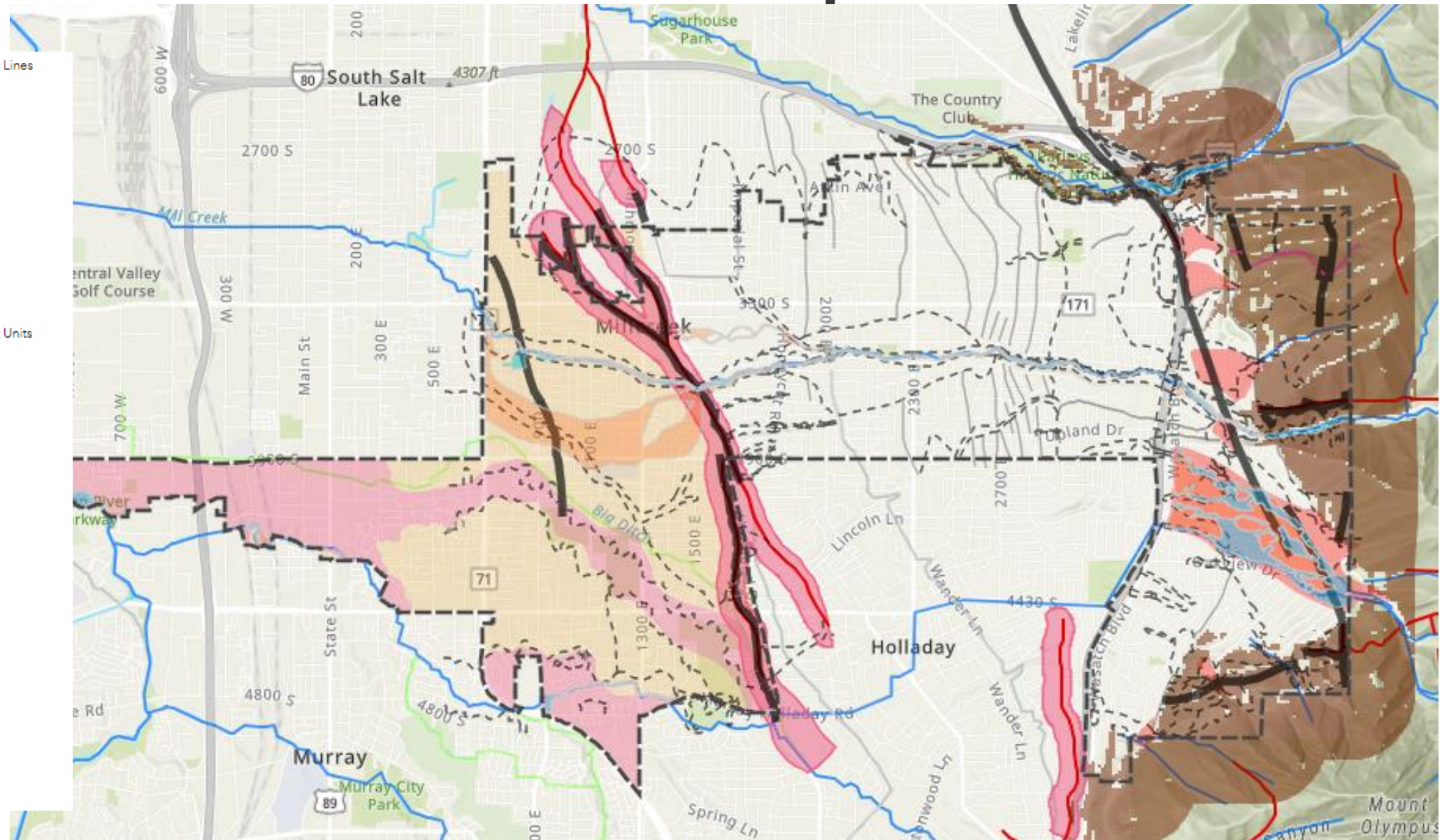
- Changes will be Minor.
- Reduce Maximum Building Length.
- Clarify Drive-through Prohibitions.
- Potential minor adjustments to design standards.
 - Pillars supporting awnings may be OK!



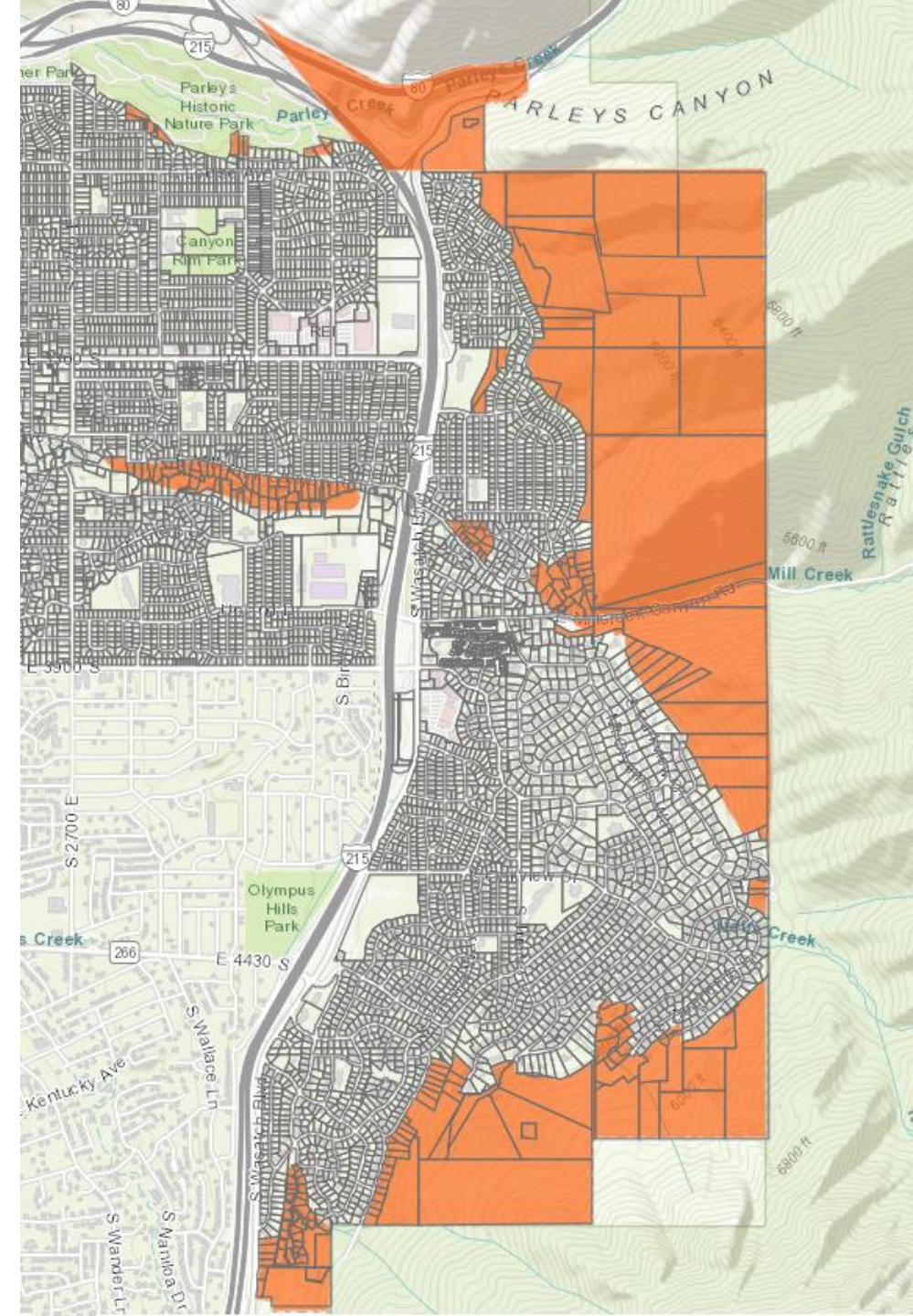


**SENSITIVE LANDS OVERLAY (SLO)
ZONE**

SLO Map



FCOZ Map



SENSITIVE LANDS OVERVIEW

- Combines a highly simplified FCOZ and existing geological hazard chapters into a single chapter
- Relies more heavily on Geotech reports and introduces a Sensitive Lands Map
- Largely carries over existing standards and processes with minor updates.
- New requirements for soils and water table analysis for all development to assure foundational integrity
- Prohibits all construction on slopes greater than 30%
- Provides review and assessment responsibilities to the contract City Geologist
- Includes language to reduce the risk to the city and the eventual owner of the building/lot
- Includes dispute resolution process

SENSITIVE LANDS OVERVIEW

- Geotechnical Submittal requirements vary based on what hazards are present on the site
- Now includes coverage of additional hazards such as alluvial fans, WUI, saturated soils.

Sensitive Lands features - See sensitive lands map	Geotech Report* "Level 1" (see Engineering checklist)	Geotech Report* "Level 2" (see Engineering checklist)	Liquefaction Report	WUI prevention report	Other Reports
Surface Fault Rupture	NA	Yes	No	No	
Low Liquefaction Potential	No	No	No	No	
Moderate Liquefaction Potential	Yes	No	Yes	No	
High Liquefaction Potential	No	Yes	Yes	No	
Landslide, Debris Flow, rockfall, rock outcroppings	No	Yes	No	No	
Avalanche	No	Yes	No	No	
Slopes from 20% to 30% Slopes over 30%	No	Yes	No	No	
Shallow Water Table	No	Yes	Yes	No	
Flood Zone using FEMA A and AE Flood Zone maps	No	Yes	Yes	No	
Stream Corridor including intermittent streams, springs, and other water bodies	No	Yes	Yes	No	
Saturated or movement prone soils	No	Yes	Yes	No	
Alluvial Fans	No	Yes	No	Yes, if located next to wildlands	Include landslide and debris flow analyses
Wetlands	No	Delineate – see 19. 42.80 (6) above)	Yes	No	
Gullies/ravines deeper than 10' and wider than 20'	No	Yes	No	No	
Wildfire/Urban Interface	No	No	No	Yes	

*All Geotech reports shall include a soil type, condition, and water table analysis.



TEMPORARY USE STANDARDS

TEMPORARY USE OVERVIEW

- New Section covers miscellaneous temporary uses that are currently missing or fragmented throughout the code
- Helps standardize procedure and criteria
- Eliminates previously vague discretionary conditions
- Covers a wide range of temporary uses such as construction trailers, shipping containers, seasonal retail etc.

TEMPORARY USES

Land Use	MD, RM, C, CCOZ	R, AG	Limitations/references	Duration allowed
Portable Shipping Containers, includes PODS	P	P	In R and A zones, temporary use of a storage container for residents in the process of moving only.	1 Month in R and A zones and as permanent <u>on site</u> storage as per E (1)
Construction Trailer/Office and Dumpsters	P	P	Not allowed within 10' of the ROW	While the building permit is active and up to 30 days after permit expiration
Onsite Real Estate/Sales Office	P	P	Not allowed in the front yard setback	While the development is under construction and up to 1 year after the final CO
Mobile Food Vendors	P	P	Stationary Food Trucks not allowed in an R or A zone, except for a private special event	
Farm/Fruit/Vegetable Stands/Pop-up markets	P	P		Up to 6 months
Signs (temporary)	P	P	See sign chapter section for temporary signs	

Land Use	MD, RM, C, CCOZ	R, AG	Limitations/references	Duration allowed
Yard sales		P		Maximum of three days per sales event
Christmas tree sales, Fireworks sales	P		In addition to these zones, such uses are allowed in public parks with permission of the jurisdiction overseeing the park. Fire Department approval required.	Up to 6 weeks or as prescribed by State Law
Temporary sales tents/events, including parking lot sales	P		Shall not encroach on more than 20% of the principal use's parking requirement. Mass gathering permit may be required	Only allowed for up to two weeks per event with 5 events per year allowed.
Temporary Seasonal structures such as dining yurts, tents	P		Only allowed in conjunction with an indoor dining restaurant. Shall not encroach on any parking.	Up to 6 months
Summer shade structures and community gardens	P		For commercial businesses to add dining or sales space only	Up to 6 months
Special Events	P	P	May require additional department sign offs, especially the Health and Fire Departments. See <u>Millcreek : Municipal Code (municipalcodeonline.com)</u> and <u>Special Events - Health Department SLCo</u> for additional requirements.	



NEXT STEPS

NEXT STEPS

- Next Steering Committee Meeting August 10
 - C Zone (consolidation of existing C-1, C-2, and C-3)
 - Special District
- Closure of Module II
- Module III Drafting





THANK YOU